

SOUTH BEND HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

SEPTEMBER 2023

Transforming Communities



HASB MISSION

IT IS THE MISSION OF THE HOUSING AUTHORITY OF SOUTH BEND (HASB) TO PROVIDE SAFE AND AFFORDABLE HOUSING ASSISTANCE TO INDIVIDUALS AND FAMILIES IN A MANNER THAT IS RESPECTFUL, PROFESSIONAL AND SERVICE- ORIENTED. THE HASB IS COMMITTED TO MAXIMIZE ITS EXISTING RESOURCES AND WORK IN PARTNERSHIP WITH THE COMMUNITY TO ASSIST RESIDENTS IN REACHING INDIVIDUAL AND FAMILY GOALS, INCLUDING THOSE OF SELF-SUFFICIENCY, THROUGH EDUCATION, INCREASING EMPLOYMENT AND HOMEOWNERSHIP OPPORTUNITIES.



BOARD OF COMMISSIONERS MEETING

SEPTEMBER 2023

ROLL CALL

MEETING MINUTES

EXECUTIVE SESSION MEETING MINUTES

PUBLIC COMMENT

NEW BUSINESS

EXECUTIVE DIRECTORS REPORT:

- FAMILY SELF SUFFICIENCY
- ADMINISTRATION
- ASSET MANAGEMENT (Public Housing and Housing Choice Voucher)
- FINANCE
- DEVELOPMENT and PROCUREMENT

BOARD MEMBERS COMMENTS

BOARD CHAIR CLOSING REMARKS

MEETING ADJOURNED

**THE HOUSING AUTHORITY OF THE
CITY OF SOUTH BEND, INDIANA**

REGULAR BOARD MEETING MINUTES

501 Alonzo Watson Drive

South Bend In 46601

August 22, 2023 @ 9 a.m.

CALL TO ORDER:

Commissioner Calvin called the meeting to order 9:00 a.m.

ROLL CALL:

Commissioner Virginia Calvin, Commissioner Stephen Luecke, Commissioner McNally

HASB STAFF:

Andy Delaney, Executive Director; Mrs. Deborah Mobley, Director of Public Housing; Ms. Lori Wallace, Director of HCV; Ms. Katherine Bailey, Family Self Sufficiency Coordinator; Ms. Pamela Rogers, Administrative Assistant to Executive Director/Board Secretary

OTHERS:

OLD BUSINESS:

Commissioner Calvin Read a statement for the approval of the executive sessions that was held in July 2023.

Commissioner Luecke moved to approval of Minutes from the July 2023, board of commission meetings along with the minutes for the executive sessions. Commissioner McNally second the motion. The vote was as follows.

Commissioner Luecke

AYE

Commissioner McNally

AYE

Commissioner Calvin

AYE

PUBLIC COMMENTS:

We had two attendees at the August Board meeting, Mr. Rodney Gadson representing the South Bend Tenant Association and Ms. Lashanda Wright, resident of the HASB Loral Court. Mr. Gadson said he was at the meeting to have 5 questions and 3 points to make.

Commissioner Calvin said we will hear the question, but the Acting Executive Director will get back to you with answers.

Mr. Gadson said that was fine and he just wanted to have his questions answers. He said tenants have been calling his office and they would like to know.

1. What are you going to do with Rabbi Shulman?
2. What are you going to do with Monroe circle?

3. What is the plan for the 501 building? Will it be restored because it is in dire need of repairs?
4. There are 20 homes he has seen that is in bad disrepair and incomplete projects, what will be the modifications of Harbor Homes
5. In the last meeting here in April, the board wasn't very clear about the assets that they had retained rather than selling the 95 units that were off site to gain asset because of loss of revenue.

Now the 3 points

1. We would like to work with the HASB, since the interim director is here, he would like to come with the concern that the tenant has.
2. He and other housing advocates would like to come and continue the work that was being done at the 501 Building with tenant associations that was established with Catherine Lamberg. He would like to see that re-established.
3. There are tenants here, when the judgements are happening, they are not having their rights upheld. There have been bad inspections, he knows of three inspectors that have been removed from being inspectors. The Questions is Will there be better oversight or will there just be as they are going to be? And what will the board do now (since the interim director is here now) to ensure that these case managers and the inspectors are being fairly done and dealt with.

Commissioner Calvin advised Mr. Gadson that his questions will be answered.
Pamela stated that it will go through the Attorneys.

NEW BUSINESS:

None

Executive Director Report – FSS

Katherine went over the report for FSS for the month of July stating there are 69 participants enrolled in the FSS program. 57 in the HCV program, 12 in Public Housing and 34 Participants with escrow accounts, with \$71,464.00 for the total amount in escrow. Jovanna Wright, owner of Wright way 2 go Financial Servies was the guest speaker at the FSS July Meeting. She discussed entrepreneurship, budgeting, and credit repair. FSS enrolled 2 new HCV participants and terminated 1 participants (ported to Housing Authority of Georgia) public housing terminated 1 participant (nonpayment of rent) \$945.00 was rescinded.

LOW INCOME PUBLIC HOUSING (LIPH)

Mrs. Mobley started her report stating that all can see that Monroe Circle has been taken down. She went over the vacancy list where there are 226 Vacant units. As for work orders for the month of July we had 420 Routine and 4 Emergency work orders both was up from the previous month. For Charge in for July, the HASB charged \$104,698.48 and collected \$132, 246.89. In the month of July, the HASB leased up 1 off the waiting list and transferred 1. We closed 121 off the intake file for no responses or request to be removed.

Commissioner Luecke asked, of the Vacancies in the 501 building, how many of those are in the wing that is closed down. And are those in need of substantial rehab?

Mrs. Mobley said there are 16 she believes and agreed that the rest are scattered throughout the building. And yes, they need to be rehabbed.

HOUSING CHOICE VOUCHER PROGRAM (HCVP)

Ms. Wallace went over the data reflecting 2300 Total Households Serviced. 2072 HCVP, 83 Vash Veterans, 36 FSS, 28 Emergency housing Vouchers, 12 Foster Youths, 0 port ins, 27 port outs with 45 relocations. We have 106 Vouchers issued on the Street, 56 Request for Tenancy Approval, 132 interim changes 115 Annual RE-Examinations and 16 end of participation. For the inspections 377 Total number of Inspections, 58 initial, 18 initial re inspection 204 Annual inspections, 13 abatement, 2 special inspections, 6% no shows. HCVP highlights for July were utility Allowance updated for program participants, resulting in greater client support with rising utility costs. Completed one-on-one meetings with all HCV staff to better determine what is working. Work Queue change effective July 1, 2023. Participation/representation at meetings regarding Council Bill 47-23 regarding homelessness. Met with C. Hetler, new city coordinator for the Homeless to develop partnership.

FINANCIAL REPORT

Mr. Delaney went over each AMP. Starting with AMP 1, he stated that other income is 151% of the budget because we charge tenants more for damages to the units. Office expenses are 160% of the budget because of the IT improvements made. Legal expense is 29% of the budget because of fewer evictions notices. In AMP 2, Operating Subsidy is 160% of the budget and it will be used later on in the year. Administrative salaries id 48% of the budget. Audit Expense is 209% of the Budget. Because of the shifts from amps 1 & 2 to Amps 3 & 4 Maintenance Material is 65% of the budget. Amp 3, office expense is 158% of the budget. Legal expenses are 690% of the budget. Amp 4, Rental income is 110% of the budget, office expense is 148% of the budget, same as for audit expenses and maintenance wages. And the total other expenses are 114% of the budget. Shortfall funding is 91% of the budget. HCV HAP no budget for other income. Fraud income is 200% of the budget. COCC Capital fund Management fee is 240% of the budget. Employee benefits are 65% of the budget.

Commissioner Luecke asked was any of these increases in evictions was because people had not paid the rent and we extended the opportunity for them but then still didn't meet the deadline.

Mr. Delaney said that was correct.

Development and Procurement

The city of south bend has procured a contract for the demolition of Monroe circle. The winner of the bid is green demolition. The demolition has begun. Hartland environment will remove two

underground tanks from Rabbi Shulman. They will coordinate the time with green demolition this hasn't commenced.

Commissioner Calvin asked during the demolition of Monroe Circle, have you received any calls pertaining to the demolition?

Mr. Delany said he hasn't received any calls at all.

Closing

Commissioner Calvin stated that as a board that they appreciate the staff. And that they have confidence that they will continue to do a good job. And thanks for continuing to do a good job. And to the visitors thank you for coming and we will get you answers to your questions. It was approved and seconded for adjournment.

Next meeting is September 26, 2023

Resolution No. 23-4408

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA AUTHORIZING THE EXECUTIVE DIRECTOR TO HOLD THE HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS HARMLESS FROM THE 2024 FAIR MARKET RENTS PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON AUGUST 31, 2023.

WHEREAS, the Department of Housing and Urban Development published the 2024 Fair Market Rents on August 31, 2023, and;

WHEREAS, the St. Joseph County Fair Market Rents decreased from the St. Joseph County 2023 Fair Market Rents, and;

WHEREAS, the Housing Authority of the City of South Bend has available HAP funding to continue 2023 Per Unit Costs; and,

WHEREAS, the Housing Authority of the City of South Bend has a 93% utilization rate and is need of affordable housing units for its Housing Choice Voucher Program applicants and participants;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of South Bend, Indiana to hold the HASB harmless from the 2024 Fair Market Rent Update and to retain the 2023 Fair Market Rents at least and until the 2025 Fair Market Rents are released in 2024.

THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND,
INDIANA BOARD OF COMMISSIONERS

BY: _____

Virginia Calvin, Chairman

BY: _____

Andy Delaney, Interim Executive Director

DATE APPROVED: _____

2023 Fair Market Rents

The FY 2023 South Bend-Mishawaka, IN HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One Bedroom	Two-Bedroom	Three Bedroom	Four Bedroom
FY 2023 FMR	\$755	\$923	\$1,099	\$1,397	\$1,476
FY 2022 FMR	\$708	\$823	\$981	\$1,252	\$1,330

St. Joseph County, IN is part of the South Bend-Mishawaka, IN HUD Metro FMR Area, which consists of the following counties: St. Joseph County, IN. All information here applies to the entirety of the South Bend-Mishawaka, IN HUD Metro FMR Area.

2024 Fair Market Rents

The FY 2024 South Bend-Mishawaka, IN HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One Bedroom	Two-Bedroom	Three Bedroom	Four Bedroom
FY 2024 FMR	\$689	\$862	\$1,017	\$1,267	\$1,354
FY 2023 FMR	\$755	\$923	\$1,099	\$1,397	\$1,476

St. Joseph County, IN is part of the South Bend-Mishawaka, IN HUD Metro FMR Area, which consists of the following counties: St. Joseph County, IN. All information here applies to the entirety of the South Bend-Mishawaka, IN HUD Metro FMR Area.

HASB is currently setting Payment Standards at 120% Fair Market Rent. HUD Field Office has stated that the ability to set Payment Standards at 120% Fair Market Rents is expected to continue into 2024.

2023 Payment Standards by Bedroom Unit Size vs. 2024 Payment Standards by Bedroom Unit Size at 120% FMR.

Unit Size	2023 Payment Standard	2024 Payment Standard
0	\$906	\$827
1	\$1,107	\$1,034
2	\$1,318	\$1,220
3	\$1,676	\$1,520
4	\$1,771	\$1,625
5	\$2,037	\$1,868

Resolution No. 23-4409

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SOUTH BEND, INDIANA AUTHORIZING THE APPROVAL OF THE ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2024

WHEREAS, the Housing Authority of the City of South Bend (HASB) has prepared its Fiscal Year (FY) 2024 budget: and

WHEREAS, the HASB finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the HASB's activities as follows:

- 2024 Total Budget Sources \$30,504,100
- 2024 Total Budget Uses \$29,895,718
- 2024 Net Surplus \$608,382 (before depreciation)

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of South Bend:

Section 1. The Fiscal Year Budget in the amount of \$30,504,100 is hereby approved: and

Section 2. The Interim Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2024 Budget into effect.

THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND,
INDIANA BOARD OF COMMISSIONERS

BY: _____
Virginia Calvin, Chairman

BY: _____
Andy Delaney, Interim Executive Director

DATE APPROVED _____

Directors Report Agenda

- I. FAMILY SELF SUFFICIENCY REPORT
- II. LOW INCOME PUBLIC HOUSING
- III. HOUSING CHOICE VOUCHER PROGRAM
- IV. FINANCE REPORT
- V. REAL ESTATE, INVESTMENT and DEVELOPMENT

FSS Program Participates

The Family Self Sufficiency Program (FSS) promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

	Number FSS Participants enrolled	HCV Program Participants	LIPH Program Participants	Number with Escrow Accounts	Total Amount of Escrow Accounts
January 2023	63	49	14	31	\$49,396.86
February 2023	62	49	13	32	\$53,341.86
March 2023	59	46	13	32	\$54,109.00
April 2023	59	46	13	32	\$59,232.00
May 2023	56	42	14	33	\$63,087.00
June 2023	69	56	13	33	\$66,892.00
July 2023	69	57	12	34	\$71,464.00
August 2023	63	53	10	34	\$66,531.00
September 2023					
October 2023					
November 2023					
December 2023					

***December 2022 (balance \$46,448.86)**

Board Report September 2023

- Kay Farlow, Owner of IM Power, was the guest speaker at the FSS August monthly meeting. Her topic was "Having A Winning Mindset." She discussed entrepreneurship, budgeting, and credit repair.
- FSS attended FSS Office Hours training on August 22, 2023.
- FSS terminated 4 HCV participants – (1) Graduated with home ownership – **Amount paid in escrow: \$8,029.56** (2) Non-compliance w/ FSS Contract of Participation (1) Left Voluntarily. FSS terminated 3 Public Housing participants – (3) Non-compliance w/ FSS Contract of Participation. **\$2,965.00 Escrow Rescinded.**

LOW INCOME PUBLIC HOUSING (LIPH)

	May 2023	June 2023	July 2023	Aug 2023	Sept 2023	Oct 2023
Waiting List		1192	1086	1053		
Occupancy Rate						
Rent Collection (TARs)						
Vacated Accounts TARs	TBD					
Unit Turnaround Time (Days)						

AMP	Property	Total Units	Units Occupied	Units Vacant	Units under Vacancy Reduction Program with a Contractor
1	Monroe Circle	92	0	92	0 Section 18 Application
	Laurel Court	42	23	19	
	Harbor Homes	54	36	18	
2	Rabbi Shulman/628	127	0	127	0 Section 18 Application
	West Scott /501	127	62	65	
	Quads	52	47	5	
3	South Bend Avenue	20	16	4	2 units office
	Edison Gardens	19	15	4	
	Twyckenham	18	14	4	
	Scattered Sites 09	47	31	16	0
	Scattered Sites 10	66	35	31	0
4	LaSalle Landing	24	19	5	0
	Scattered Sites 12	44	23	21	0
	Scattered Sites 17	50	30	20	0
	Scattered Sites 18	31	15	16	0
TOTAL		813	366	443-92-127=224	
		594			

Workorders	Emergency		Routine	
	July	August	July	August
Property				
Monroe Circle Plaza Apts.				
Laurel Court	0	0	50	13
Lasalle Landing	0	0	10	35
South Bend Avenue	0	0	11	9
Westcott Apts.	2	0	60	34
Harbor Homes	0	0	50	38
Scattered Sites (IN15-09)	0	0	25	27
Scattered Duplexes (10)	2	1	46	118
Edison Gardens	0	1	32	12
Twyckenham	0	1	26	9
Scattered Sites (IN15-12)	0	0	30	26
Acquisition Scattered Sites (IN15-17)	0	0	59	73
Scattered Sites (IN15-18)	0	0	11	24
Non-Tenant work orders	0	1	10	7
Totals	4		420	425

	AUGUST CHARGED	2023 PAID
Laurel Court	\$ 2,864.00	\$ 3,750.00
LaSalle Landing	\$ 4,622.00	\$ 5,039.00
South Bend Avenue	\$ 7,837.00	\$ 7,280.00
Westcott	\$ 31,520.65	\$ 30,644.45
Harbor Homes	\$ 6,291.00	\$ 7,716.91
Scattered Sites (15-09)	\$ 10,334.00	\$ 12,651.50
Scattered Sites (15-10)	\$ 10,704.94	\$ 11,025.30
Edison	\$ 5,922.84	\$ 5,784.92
Twyckenham	\$ 4,662.00	\$ 4,683.00
Scattered (15-12)	\$ 6,487.00	\$ 7,994.00
Scattered (15-17)	\$ 11,746.00	\$ 11,246.00
Scattered (15-18)	\$ 2,620.00	\$ 1,581.75
Total	\$ 105,611.43	\$ 109,396.83

In the month of August, we leased up (2) off the waiting list. Transfers (1)

Closed intake file for no response or request to be removed (78)

Units ready to lease (16)

Having issues with calling not getting any response or they have gone to section 8 or problems within the family to stop the move in.

Housing Choice Voucher Program (HCVP)

August 2023

HCVP Program Summary									
		January	February	March	April	May	June	July	August
Total Households Served		2,217	2,239	2,262	2,295	2,321	2,314	2,300	2,305
	HCVP	2,005	2,027	2,055	2,071	2,096	2,086	2,072	2,060
	VASH Veterans	84	84	81	79	80	83	83	84
	FSS	44	44	43	40	38	38	36	51
	Emergency Housing Vouchers (EHV)	9	10	10	14	18	22	28	35
	Foster Youth (FYI)	13	12	12	11	11	12	12	12
	Port In	9	9	8	8	8	8	0	0
	Port Out	30	29	28	26	25	29	27	30
	Relocation	44	44	44	45	45	45	45	45
Reporting Rate		100%	99%	99%	98%	98%	97%	97%	97%
Waiting List		719	321	128	1,999	1,924	1,824	1,699	1,574

HCVP Process Summary								
	January	February	March	April	May	June	July	August
Vouchers Issued (On the Street)	173	207	224	163	96	84	106	117
Request for Tenancy Approval (RFTA) Processed	87	63	118	93	53	67	56	64
New Move In/Port In/Changes of Unit	33/1/8	46/0/13	35/1/8	10/2/15	19/3/7	22/2/9	21/2/18	15/2/14
Interim Changes	55	76	76	104	168	132	132	128
Annual Reexaminations	128	130	136	108	93	106	115	122
End of Participation	16	15	33	31	38	24	16	34

HCVP Housing Quality Standard Inspections Summary								
	January	February	March	April	May	June	July	August
Total Number of Inspections	301	305	476	399	485	475	377	387
Initial Inspections	99	64	109	88	51	66	58	53
Initial Re-inspections	32	23	22	28	25	19	18	19
Annual Inspections	111	137	220	191	292	228	204	194
Annual Re-inspections	77	57	91	78	90	143	71	94
Abatement Inspections	12	12	21	10	10	9	13	12
Special Inspections	2	4	2	2	1	1	2	3
No Show %	10%	9%	10%	8%	10%	9%	6%	5%

HCVP Highlights for August:

- HUD-NSPIRE Training Completed
- Met with Real America regarding Diamond View Apartments PBVs
- Responded to two HRC Complaints
- VAWA Training Completed (Marc)
- Repayment Agreement & Fraud Recovery Training (Natasha)
- Mental Health Awareness of Michiana (Presented to HCV Team)
- Joined Homelessness Group "De-Escalators"

HCVP Upcoming for September:

- HCV Certification Training (Voella)
- Fair Market Rents Released – Decline for 2024
- Income and Rent Calculation Training (Kirin)
- Community Presentation on Homelessness – First Presbyterian Church of Downtown SB – 9/21 at 11:30
- Supporting South Bend Presentation – TRC – 9/27 at 8AM
- Indiana REIA Presentation – TRC – 9/28 at 6:30PM

Capital Expenditures (Grants)

Grant Year	Awarded	Expended	Remaining Balance	Action taken
2021	\$2,312,670.00	\$2,312,670.00	0.00	Development Planning/Demolition
2022	\$2,830,526.00	\$1,448,666.00	\$1,381,860.00	Vacancy Reduction
2023	\$2,839,396.00	\$0.00	\$2,839,396.00	Vacancy Reduction and other Capital Activities
2021 PH Shortfall	\$1,137,402.00	\$769,350.00	first allocation = 0 Second allocation 0.00 Third allocation \$368,052.00	South Bend Avenue/ Vacancy Reduction Planning \$360,052 available 01/24
2022 PH Shortfall	\$1,548,904.00	\$875,461.00	\$673,443	Vacancy Reduction AMPS 3 and 4 Funds available March 2023
Safety and Security Grant Locks Change	\$103,461.00	\$103,461.00	0.00	Changing Locks on all PH Properties
Safety and Security Grant Carbon Monoxide Detectors	\$122,076.00	\$122,076.00	0.00	Purchase and install Carbon Monoxide Detectors in every unit
Total	\$10,894,435.00	\$5,631,684.00	\$5,262,751.00	



August 2023, Financial Report
For the September 26, 2023, Board meeting

Prepared for the Executive Director
And the Board of Commissioners

Summary

- The compilation is done by amp; therefore, the budget to actual is prepared by amp.
- The YTD expenses and revenues from the previous year are added for a monthly comparison between the two years.
- A PUM page has been added so that the ability to evaluate costs by line can be done.
- A shortfall funding budget was added to separate out the actual maintenance costs that were performed at AMP 3 and AMP 4 with the funding.
- Other variances will be discussed in more detail at the board meeting.

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

PUM ANALYSIS FOR AMPS

UML ACC units	Description	31%		36%		65%		58%	
		Amp 1	59	Amp 2	109	Amp 3	111	Amp 4	87
		8.31.23 fye ytd	188	8.31.23 fye	306	8.31.23 fye ytd	170	8.31.23 fye	149
		actuals	AMP 1	ytd actuals	AMP 2	actuals	AMP 3	ytd actuals	AMP 4
			PUM		PUM		PUM		PUM
Revenue									
	Rental Income	142,926	220.22	372,171	310.40	384,352	314.78	304,902	318.60
	Other Tenant Income	17,728	27.32	13,941	11.63	20,573	16.85	19,200	20.06
	Other Income	2,373	3.66	1,959	1.63	174,282	142.74	1,549	1.62
	Fraud Income								
	Grant Income								
	Operating Subsidy	804,912	1,240.23	1,049,427	875.25	592,271	485.07	538,896	563.11
	Shortfall funding								
	HAP Subsidy								
	Admin Fee Income								
	Port VASH (HAP)								
	Port VASH (Admin Fee)								
	Capital Fund Management Fee (1410)								
	Capital Fund Ops Transfer (1406)								
	Bookkeeping Fee								
	Management Fee								
	Total Revenue	967,938	1,491.43	1,437,498	1,198.91	1,171,478	959.44	864,547	903.39
Expenses									
	Administrative Salaries	94,888	146.21	63,544	53.00	93,238	76.36	134,184	140.21
	Office Expense	29,631	45.66	41,496	34.61	28,853	23.63	23,514	24.57
	Other Administrative Expense	5,403	8.33	2,064	1.72	4,244	3.48	1,147	1.20
	Legal Expense	7,516	11.58	26,564	22.15	8,188	6.71	22,665	23.68
	Audit Expense	9,371	14.44	15,742	13.13	8,216	6.73	7,227	7.55
	Advertising								
	Travel and Training								
	Bookkeeping Exp	6,081	9.37	9,692	8.08	8,764	7.18	7,894	8.25
	Asset Management Expense	20,680	31.86	-	-	18,150	14.86	15,950	16.67
	Management Fee Exp	52,849	81.43	84,318	70.32	76,289	62.48	68,684	71.77
	Total Admin Expenses	226,419	348.87	243,421	203.02	245,942	201.43	281,264	293.90
Resident Services									
	Resident Services Salaries								
	Benefits								
	Total Resident Services								
Utility									
	Water	20,890	32.19	78,479	65.45	38,676	31.68	28,555	29.84
	Electric	9,223	14.21	85,586	71.38	22,445	18.38	42,803	44.73
	Gas	19,214	29.61	37,803	31.53	35,028	28.69	27,933	29.19
	Total Utility	49,327	76.00	201,869	168.36	96,148	78.75	99,290	103.75
Maintenance									
	Maintenance Wages	82,663	127.37	100,598	83.90	161,393	132.18	182,874	191.09
	Maintenance Materials	82,228	126.70	103,825	86.59	121,953	99.88	57,487	60.07
	Maintenance Contracts	111,429	171.69	279,818	233.38	129,784	106.29	117,322	122.59
	Total Maintenance	276,320	425.76	484,241	403.87	413,130	338.35	357,683	373.75
	Security Contracts/Costs	16,166	24.91	40,908	34.12	79	0.06	1,455	1.52
	Insurance Costs	81,587	125.71	157,572	131.42	76,223	62.43	92,265	96.41
	Employee Benefits	56,692	87.35	66,283	55.28	70,460	57.71	64,612	67.52
	Bad Debt	13,275	20.45	15,870	13.24	880	0.72	-	-
	Vash Port (HAP) Expense								
	HAP Expense								
	FSS Expense								
	Other General Expense	51,675							
	Total Other Expense	219,395	338.05	280,634	234.06	147,641	120.92	158,331	165.45
	Net Income Before Depreciation +(-)	196,477	302.74	227,334	189.60	268,617	220.00	(32,022)	(33.46)
	Depreciation	243,008	374.43	157,608	131.45	107,158	87.76	154,275	161.21
	Net Income After Depreciation +(-)	(46,531)	(71.70)	69,726	58.15	161,459	132.23	(186,297)	(194.67)
	Total Expense	1,014,469		1,367,772		1,010,020		1,050,844	

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 1

UML
 ACC units

Description	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income	130,193	142,926	266,852	119,344	120%
Other Tenant Income	13,125	17,728	10,409	12,031	147%
Other Income	127,859	2,373	95,894	117,204	2%
Fraud Income					
Grant Income					
Operating Subsidy	781,211	804,912	886,135	716,110	112%
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	74,336	-	6,150	68,141	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,126,724	967,938	1,265,440	1,032,830	94%
Expenses					
Administrative Salaries	121,099	94,888	114,285	111,007	85%
Office Expense	20,623	29,631	25,515	18,904	157%
Other Administrative Expense	4,935	5,403	4,029	4,524	119%
Legal Expense	12,458	7,516	10,554	11,420	66%
Audit Expense	6,814	9,371	14,638	6,246	150%
Advertising	-	-	-	-	-
Travel and Training	226	-	169	207	0%
Bookkeeping Exp	7,541	6,081	10,686	6,913	88%
Asset Management Expense	13,360	20,680	20,680	12,247	169%
Management Fee Exp	64,602	52,849	91,547	59,219	89%
Total Admin Expenses	251,658	226,419	292,103	230,687	98%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-	-	-	-	-
Utility					
Water	63,042	20,890	52,794	57,789	36%
Electric	10,588	9,223	9,426	9,706	95%
Gas	25,830	19,214	20,582	23,678	81%
Total Utility	99,460	49,327	82,802	91,172	54%
Maintenance					
Maintenance Wages	231,066	82,663	164,860	211,811	39%
Maintenance Materials	132,352	82,228	107,368	121,323	68%
Maintenance Contracts	201,760	111,429	180,861	184,947	60%
Total Maintenance	565,178	276,320	453,089	518,080	53%
Security Contracts/Costs	-	16,166	214	-	-
Insurance Costs	100,369	81,587	79,390	92,005	89%
Employee Benefits	98,809	56,692	86,685	90,575	63%
Bad Debt	6,510	13,275	-	5,968	222%
Vash Port (HAP) Expense	-	-	-	-	-
HAP Expense	-	-	-	-	-
FSS Expense	-	-	-	-	-
Other General Expense	-	51,675	-	-	-
Total Other Expense	205,688	219,395	166,289	188,547	116%
Net Income Before Depreciation +/-	4,739	196,477	271,157	4,345	4522%
Depreciation	265,100	243,008	243,008	243,008	100%
Net Income After Depreciation +/-	(260,361)	(46,531)	28,149	(238,663)	19%
Total Expense		1,014,469	1,237,291		

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 2

UML
 ACC units

Description	FYE 23 Budget	8.31.23 fye ytd	8.31.22 fye ytd	8.31.23 fye	% of Budget
		actuals	actuals	ytd budget	
Revenue					
Rental Income	435,199	372,171	466,923	398,932	93%
Other Tenant Income	15,207	13,941	9,695	13,940	100%
Other Income	2,674	1,959	2,056	2,451	80%
Fraud Income					
Grant Income					
Operating Subsidy	754,383	1,049,427	818,271	691,518	152%
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	343,252	-	260,338	314,648	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,550,715	1,437,498	1,557,283	1,421,489	101%
Expenses					
Administrative Salaries	146,080	63,544	92,566	133,907	47%
Office Expense	42,492	41,496	36,598	38,951	107%
Other Administrative Expense	4,202	2,064	3,697	3,852	54%
Legal Expense	22,983	26,564	18,406	21,068	126%
Audit Expense	11,452	15,742	20,576	10,498	150%
Advertising	-	-	-	-	
Travel and Training	-	-	-	-	
Bookkeeping Exp	14,532	9,692	12,439	13,321	73%
Asset Management Expense	-	-	-	-	0%
Management Fee Exp	124,494	84,318	106,565	114,120	74%
Total Admin Expenses	366,235	243,421	290,847	335,715	73%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water	97,157	78,479	90,372	89,061	88%
Electric	150,959	85,586	131,946	138,379	62%
Gas	53,316	37,803	40,893	48,873	77%
Total Utility	301,432	201,869	263,211	276,313	73%
Maintenance					
Maintenance Wages	102,894	100,598	123,924	94,320	107%
Maintenance Materials	180,620	103,825	151,656	165,568	63%
Maintenance Contracts	292,889	279,818	258,041	268,482	104%
Total Maintenance	576,403	484,241	533,621	528,369	92%
Security Contracts/Costs	-	40,908	49,025	-	0%
Insurance Costs	180,537	157,572	154,666	165,492	95%
Employee Benefits	87,320	66,283	77,710	80,043	83%
Bad Debt	21,760	15,870	-	19,947	80%
Vash Port (HAP) Expense	-	-	-	-	
HAP Expense	-	-	-	-	
FSS Expense	-	-	-	-	
Other General Expense	-	-	-	-	
Total Other Expense	289,617	280,634	281,401	265,482	106%
Net Income Before Depreciation +/-	17,028	227,334	188,203	15,609	1456%
Depreciation	171,936	157,608	157,602	157,608	100%
Net Income After Depreciation +/-	(154,908)	69,726	30,601	(141,999)	-49%
Total Expense		\$ 1,367,772	\$ 1,526,682		

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 3

UML
 ACC units

Description	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income	320,005	384,352	326,539	293,338	131%
Other Tenant Income	29,566	20,573	23,325	27,102	76%
Other Income	39,278	174,282	29,459	36,005	484%
Fraud Income					
Grant Income					
Operating Subsidy	610,262	592,271	562,264	559,407	106%
Shortfall funding					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	27,765	-	97,352	25,451	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,026,876	1,171,478	1,038,939	941,303	124%
Expenses					
Administrative Salaries	98,406	93,238	88,097	90,206	103%
Office Expense	20,603	28,853	17,588	18,886	153%
Other Administrative Expense	3,891	4,244	3,500	3,567	119%
Legal Expense	1,390	8,188	1,455	1,274	643%
Audit Expense	5,980	8,216	12,930	5,482	150%
Advertising	-	-	-	-	-
Travel and Training	264	-	-	242	-
Bookkeeping Exp	12,961	8,764	9,599	11,881	74%
Asset Management Expense	19,800	18,150	18,150	18,150	-
Management Fee Exp	111,035	76,289	82,231	101,782	75%
Total Admin Expenses	274,330	245,942	233,550	251,469	98%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water	59,711	38,676	56,941	54,735	71%
Electric	21,473	22,445	23,045	19,684	114%
Gas	30,922	35,028	25,135	28,345	124%
Total Utility	112,106	96,148	105,121	102,764	94%
Maintenance					
Maintenance Wages	102,894	161,393	144,663	94,320	171%
Maintenance Materials	140,395	121,953	117,760	128,695	95%
Maintenance Contracts	126,700	129,784	128,994	116,142	112%
Total Maintenance	369,989	413,130	386,417	339,157	122%
Security Contracts/Costs	-	79	189	-	0%
Insurance Costs	89,585	76,223	88,523	82,120	93%
Employee Benefits	73,059	70,460	67,655	66,971	105%
Bad Debt	16,000	880	-	14,667	6%
Vash Port (HAP) Expense	-	-	-	-	-
HAP Expense	-	-	-	-	-
FSS Expense	-	-	-	-	-
Other General Expense	-	-	-	-	-
Total Other Expense	178,644	147,641	156,367	163,757	90%
Net Income Before Depreciation +/-	91,807	268,617	157,484	84,156	319%
Depreciation	116,900	107,158	107,158	107,158	100%
Net Income After Depreciation +/-	(25,093)	161,459	50,326	(23,002)	-702%
Total expenses		1,010,020	988,613		

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 4

UML
 ACC units

Description	FYE 23 Budget	8.31.23 fye		8.31.22 fye ytd		% of Budget
		ytd actuals	actuals	budget	8.31.23 fye ytd	
Revenue						
Rental Income	302,489	304,902	324,712	277,282		110%
Other Tenant Income	12,121	19,200	10,251	11,111		173%
Other Income	47,360	1,549	43,020	43,413		4%
Fraud Income						
Grant Income						
Operating Subsidy	543,155	538,896	479,534	497,892		108%
Shortfall funding						
HAP Subsidy						
Admin Fee Income						
Port VASH (HAP)						
Port VASH (Admin Fee)						
Capital Fund Management Fee (1410)						
Capital Fund Ops Transfer (1406)	12,278	-	4,800	11,255		0%
Bookkeeping Fee						
Management Fee						
Total Revenue	917,403	864,547	862,317	840,953		103%
Expenses						
Administrative Salaries	121,099	134,184	57,441	111,007		121%
Office Expense	17,294	23,514	16,395	15,853		148%
Other Administrative Expense	1,697	1,147	1,359	1,556		74%
Legal Expense	11,704	22,665	11,326	10,729		211%
Audit Expense	5,254	7,227	11,281	4,816		150%
Advertising	-	-	-	-		-
Travel and Training	199	-	-	182		-
Bookkeeping Exp	11,390	7,894	9,175	10,441		76%
Asset Management Expense	17,400	15,950	16,060	15,950		-
Management Fee Exp	97,576	68,684	78,601	89,445		77%
Total Admin Expenses	283,613	281,264	201,638	259,979		108%
Resident Services						
Resident Services Salaries						
Benefits						
Total Resident Services	-	-	-	-		-
Utility						
Water	29,028	28,555	26,000	26,609		107%
Electric	42,803	42,803	38,173	39,236		109%
Gas	28,265	27,933	22,540	25,910		108%
Total Utility	100,096	99,290	86,713	91,755		108%
Maintenance						
Maintenance Wages	79,057	182,874	86,677	72,469		252%
Maintenance Materials	81,883	57,487	86,128	75,059		77%
Maintenance Contracts	115,556	117,322	114,213	105,926		111%
Total Maintenance	276,496	357,683	287,018	253,455		141%
Security Contracts/Costs	-	1,455	237	-		0%
Insurance Costs	106,992	92,265	85,993	98,076		94%
Employee Benefits	26,901	64,612	25,565	24,659		262%
Bad Debt	15,124	-	-	13,864		0%
Vash Port (HAP) Expense	-	-	-	-		-
HAP Expense	-	-	-	-		-
FSS Expense	-	-	-	-		-
Other General Expense	-	-	-	-		-
Total Other Expense	149,017	158,331	111,795	136,599		116%
Net Income Before Depreciation +/-	108,181	(32,022)	175,153	99,166		-32%
Depreciation	168,300	154,275	154,275	154,275		100%
Net Income After Depreciation +/-	(60,119)	(186,297)	20,878	(55,109)		338%
Total expenses		1,050,844	841,439			

South Bend FSS
 FY 2023
 October 1, 2022-September 30, 2023

SHORTFALL FUNDING
 AMP 3 and AMP 4

Description	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income					
Fraud Income					
Grant Income	1,243,513	947,008	573,222	1,139,887	83%
Operating Subsidy					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	1,243,513	947,008	573,222	1,139,887	83%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses	-	-	-	-	
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water					
Electric					
Gas					
Total Utility					
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts	1,243,513	947,008	573,222	1,139,887	83%
Total Maintenance	1,243,513	947,008	573,222	1,139,887	83%
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt					
Vash Port (HAP) Expense					
HAP Expense					
FSS Expense					
Other General Expense					
Total Other Expense					
Net Income Before Depreciation +/-	-	-	-	-	0%
Depreciation					
Net Income After Depreciation +/-	-	-	-	-	

South Bend HCVP
 FY 2023
 October 1, 2022-September 30, 2023

Description	HCVP HAP				
	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income	-	6,077	43,876	-	0%
Fraud Income	28,426	50,576	35,223	26,057	194%
Grant Income					
Operating Subsidy					
HAP Subsidy	15,397,902	17,345,808	13,352,184	14,114,744	123%
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	15,426,328	17,402,460	13,431,283	14,140,801	123%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
HCV Inspections					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses	-	-	-	-	-
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-	-	-	-	-
Utility					
Water					
Electric					
Gas					
Total Utility	-	-	-	-	-
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance	-	-	-	-	-
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt					
Vash Port (HAP) Expense					
HAP Expense	15,358,416	17,571,612	13,631,462	14,078,548	125%
FSS Expense	67,912	42,439	53,327	62,253	68%
Port Out Admin fee Expense					
Other General Expense					
Total Other Expense	15,426,328	17,614,051	13,684,789	14,140,801	125%
Net Income Before Depreciation +/-	-	(211,591)	(253,506)	-	
Depreciation	-	-	-	-	
Net Income After Depreciation +/-	-	(211,591)	(253,506)	-	
TOTAL EXPENSES		17,614,051	13,684,789		

South Bend HCVP
 FY 2023
 October 1, 2022-September 30, 2023

HCVF ADMIN

Description	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income	-	33,200	27,032	-	0%
Fraud Income	28,426	50,368	35,223	26,057	193%
Grant Income					
Operating Subsidy					
HAP Subsidy					
Admin Fee Income	1,308,641	1,324,497	1,156,526	1,199,588	110%
Port VASH (HAP)	600,469	756,810	552,731	550,430	137%
Port VASH (Admin Fee)	54,811	50,577	48,036	50,243	101%
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	1,992,347	2,215,452	1,819,548	1,826,318	121%
Expenses					
Administrative Salaries	393,980	336,103	344,255	361,148	93%
Office Expense	61,686	82,066	50,849	56,546	145%
Other Administrative Expense	3,976	12,734	3,044	3,645	349%
Legal Expense	-	6,916	-	-	
Audit Expense	8,000	11,007	22,937	7,333	150%
Advertising	-	-	-	-	
HCV Inspections	89,311	110,148	89,562	81,868	
Travel and Training	5,725	-	4,365	5,248	0%
Bookkeeping Exp	183,136	175,485	164,348	167,875	105%
Management Fee Exp	293,017	281,176	262,956	268,599	105%
Total Admin Expenses	1,038,831	1,015,634	942,316	952,262	107%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water					
Electric					
Gas					
Total Utility					
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance					
Security Contracts/Costs					
Insurance Costs	114,472	89,633	97,052	104,933	85%
Employee Benefits	132,205	110,701	119,291	121,188	91%
Bad Debt	-	9,281	-	-	
Vash Port (HAP) Expense	600,469	756,810	552,731	550,430	137%
HAP Expense	-	-	-	-	
FSS Expense	-	-	-	-	
Port Out Admin fee Expense	5,160	10,989	9,057	4,730	
Other General Expense	-	-	-	-	
Total Other Expense	852,306	977,413	778,131	781,281	125%
Net Income Before Depreciation +/-	101,210	222,404	99,101	92,776	240%
Depreciation	15,900	14,575	14,575	14,575	100%
Net Income After Depreciation +/-	85,310	207,829	84,526	78,201	266%
TOTAL EXPENSES		2,007,623	1,735,022		

South Bend COCC
FY 2023

October 1, 2022-September 30, 2023

COCC

Description	8.31.23 fye ytd			8.31.22 fye ytd		8.31.23 fye ytd	
	FYE 23 Budget	actuals	actuals	budget	% of Budget		
Revenue							
Rental Income	-	-	-	-	-	-	-
Other Tenant Income	-	-	-	-	-	-	-
Other Income	140,139	113,601	154,755	128,461	88%		
Fraud Income	-	-	-	-	-	-	-
Grant Income	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
HAP Subsidy	-	-	-	-	-	-	-
Admin Fee Income	-	-	-	-	-	-	-
Port VASH (HAP)	-	-	-	-	-	-	-
Port VASH (Admin Fee)	-	-	-	-	-	-	-
Capital Fund Management Fee (1410)	141,526	283,053	211,995	129,732	218%		
Capital Fund Ops Transfer (1406)	-	-	-	-	-	-	-
Asset Management Fee	50,560	54,780	54,890	46,347	118%		
Bookkeeping Fee	229,561	207,916	206,248	210,431	99%		
Management Fee	690,724	563,316	621,900	633,164	89%		
Total Revenue	1,252,510	1,222,666	1,249,788	1,148,134	106%		
Expenses							
Administrative Salaries	738,747	554,902	654,881	677,185	82%		
Office Expense	92,492	112,458	85,191	84,784	133%		
Other Administrative Expense	32,050	38,551	30,129	29,379	131%		
Legal Expense	12,706	11,874	11,877	11,647	102%		
Audit Expense	2,500	3,435	14,603	2,292	150%		
Advertising	270	76	298	248	31%		
Travel and Training	5,820	-	4,592	5,335	0%		
Bookkeeping Exp	-	-	-	-	-		
Management Fee Exp	-	-	-	-	-		
Total Admin Expenses	884,585	721,296	801,571	810,870	89%		
Resident Services							
Resident Services Salaries	-	-	-	-	-		
Benefits	-	-	-	-	-		
Other Resident Services	-	43,595	31,578	-	-		
Total Resident Services	-	43,595	31,578	-	-		
Utility							
Water	-	-	-	-	-		
Electric	-	-	496	-	-		
Gas	-	-	-	-	-		
Total Utility	-	-	496	-	-		
Maintenance							
Maintenance Wages	-	-	-	-	-		
Maintenance Materials	-	224	3,133	-	-		
Maintenance Contracts	22,813	2,670	2,804	20,912	-		
Total Maintenance	22,813	2,894	5,937	20,912	-		
Security Contracts/Costs	-	-	-	-	-		
Insurance Costs	103,023	80,721	69,323	94,438	85%		
Employee Benefits	150,235	84,734	147,551	137,715	62%		
Bad Debt	-	-	-	-	-		
Vash Port (HAP) Expense	-	-	-	-	-		
HAP Expense	-	-	-	-	-		
FSS Expense	-	-	-	-	-		
Other General Expense	-	14,400	13,200	-	-		
Total Other Expense	253,258	179,855	230,074	232,153	77%		
Net Income Before Depreciation +(-)	91,854	275,025	180,132	84,200	327%		
Depreciation	7,700	7,058	7,058	7,058	100%		
Net Income After Depreciation +/(-)	84,154	267,967	173,074	77,141	347%		
Total expenses		954,699	1,076,714				

South Bend FSS
 FY 2023
 October 1, 2022-September 30, 2023

GRANTS (FSS)

Description	GRANTS (FSS)				
	FYE 23 Budget	8.31.23 fye ytd actuals	8.31.22 fye ytd actuals	8.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income					
Fraud Income					
Grant Income	99,400	71,080	61,666	91,117	78%
Operating Subsidy					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	99,400	71,080	61,666	91,117	78%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses					
Resident Services					
Resident Services Salaries	64,772	54,625	48,108	59,374	92%
Benefits	34,628	15,399	13,557	31,742	49%
Total Resident Services	99,400	70,024	61,665	91,117	77%
Utility					
Water					
Electric					
Gas					
Total Utility					
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance					
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt					
Vash Port (HAP) Expense					
HAP Expense					
FSS Expense					
Other General Expense					
Total Other Expense		1,056			
Net Income Before Depreciation +/-					
Depreciation					
Net Income After Depreciation +/-					

BANK	ACCT #	DESCRIPTION	2023											
			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	
1ST SOURCE	2249	AMP 1	\$418,865	\$456,683	\$510,556	\$511,247	\$539,827	\$478,449	\$520,262	\$592,101	\$565,939	\$663,412	\$601,814	
1ST SOURCE	1310	AMP2	\$332,549	\$321,946	\$363,500	\$356,881	\$357,866	\$214,681	\$256,822	\$433,993	\$487,354	\$525,067	\$536,475	
1ST SOURCE	1302	AMP3	\$195,175	\$293,689	\$266,816	\$275,578	\$315,482	\$264,896	\$332,636	\$332,457	\$367,510	\$409,947	\$488,607	
1ST SOURCE	1294	AMP 4	\$396,596	\$390,611	\$363,530	\$415,125	\$421,587	\$384,155	\$399,029	\$370,141	\$375,063	\$404,020	\$390,175	
1ST SOURCE	1328	CCOC	\$273,502	\$255,339	\$279,371	\$278,278	\$268,577	\$224,000	\$266,220	\$233,767	\$477,239	\$495,415	\$480,995	
1ST SOURCE	2264	SEC DEPOSITS	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	
1ST SOURCE	2256	AMP CAPEX	\$64,903	\$48,591	\$42,388	\$39,092	\$38,557	\$38,557	\$0	\$0	\$0	\$0	\$0	
1ST SOURCE	2272	Development	\$119,653	\$119,653	\$119,653	\$119,653	\$119,653	\$241,630	\$241,630	\$241,630	\$241,630	\$241,630	\$241,630	
1ST SOURCE	1256	GENERAL FUND	\$297,311	\$174,035	\$110,382	\$193,658	\$153,168	\$114,361	\$118,064	\$121,939	\$183,109	\$72,775	\$134,876	
1ST SOURCE	2256	HAP ESCROW FORFEITURE							\$5,074	\$5,382	\$5,382	\$5,382	\$6,327	
1ST SOURCE	2280	SEC 8 ADM	\$629,541	\$632,203	\$694,964	\$713,053	\$746,609	\$534,482	\$555,920	\$530,528	\$613,737	\$637,247	\$702,749	
1ST SOURCE	6024	SEC 8 HAP	\$132,253	\$70,869	\$131,689	\$218,092	\$30,687	\$226,306	\$180,666	\$18,716	\$39,816	\$28,616	\$78,889	
Centier	7537	FSS ESCROW PHA	\$2,112	\$2,459	\$3,196	\$3,753	\$4,311	\$4,868	\$5,425	\$5,592	\$5,760	\$5,927	\$5,014	
Centier	5942	FSS ESCROW HAP	\$35,396	\$37,459	\$39,818	\$42,756	\$45,163	\$48,571	\$48,800	\$53,822	\$57,600	\$61,338	\$58,899	
		TOTAL CASH PER BANK	\$2,977,475	\$2,883,157	\$3,005,483	\$3,246,786	\$3,121,106	\$2,854,575	\$3,010,168	\$3,019,688	\$3,499,757	\$3,630,394	\$3,806,071	

HAP Expense	-	-	-	-	15,358,416	-	-	-	-	15,358,416
FSS Expense	-	-	-	-	67,912	-	-	-	-	67,912
Other General Expense	-	-	-	-	-	-	-	-	-	-
Total Other Expense	205,658	289,517	178,644	149,017	822,866	253,258	15,426,328	852,306	16,273,474	17,349,699
Net income Before Depreciation +/-	4,739	37,827	91,807	108,179	221,743	91,853	-	101,210	306,370	419,976
Depreciation	265,100	171,936	116,900	168,900	722,236	7,700	-	15,900	15,900	745,836
Net income After Depreciation +/-	(260,361)	(134,909)	(25,093)	(60,121)	(500,483)	84,153	-	85,310	90,470	(325,860)

DEVELOPMENT AND PROCUREMENT

THE CITY OF SOUTH BEND HAS PROCURED A CONTRACT FOR THE DEMOLITION OF MONROE CIRCLE. THE WINNER OF THE BID IS GREEN DEMOLITION. THE DEMOLITION BEGAN ON JULY 31ST, THE LAST BUILDING IS SLATED FOR AUGUST 29TH. THE GROUND WILL BE LEVELED BY SEPTEMBER 30TH.

HEARTLAND ENVIRONMENT WILL REMOVE TWO UNDERGROUND TANKS FROM RABBI SHULMAN. THEY WILL COORDINATE THE TIME WITH GREEN DEMOLITION. THIS HASN'T COMMENCED.